

PB# 87-34

James V. Rinaldi

59-4-2

James V Rinaldi - Sub 87-34
Grevas APP 6/24/87

General Receipt

8881

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

April 30, 1987

Received of James Rinaldi \$ 25.00

Twenty-five and 00/100 DOLLARS

For Application Fee (34-87)

DISTRIBUTION

FUND	CODE	AMOUNT
Clock # 1964		\$ 25.00

By Pauline D. Townsend

Town Clerk

Williamson Law Book Co., Rochester, N. Y. 14600

General Receipt

9101

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

July 9, 1987

Received of James Rinaldi \$ 470 and 00/100

Four Hundred Seventy and 00/100 DOLLARS

For P/B. Eng. Fee 20.00 - Subdo. Fee 450.00

DISTRIBUTION

FUND	CODE	AMOUNT
Cheq # 470.00		
# 159		

By Pauline D. Townsend

Town Clerk

Williamson Law Book Co., Rochester, N. Y. 14600

MONEY MARKET FUND

JAMES V RINALDI AND
KAREN A RINALDI
AS JT TEN ETC
BOX 638, 12 SCOTCHTOWN AVE
GOSHEN, NY 10924-0638

1

158

PAY
TO THE
ORDER OF

TOWN OF NEW WINDSOR

July 8, 1987

\$ 500.00

Five Hundred and 00/100 DOLLARS

NOT VALID FOR LESS THAN \$50.00

BANK ONE

BANK ONE, COLUMBUS, NA
Columbus, Ohio

Recreation Fee

⑈ 0158⑈ ⑆044000804⑆080⑈ 137825000⑈

Pauline D. Townsend
7.9.87

NATIONWIDE
MONEY MARKET FUND

JAMES V RINALDI AND
KAREN A RINALDI
AS JT TEN ETC
BOX 638, 12 SCOTCHTOWN AVE

1

159

FUND	CODE	AMOUNT
Clock # 1964		\$25.00

Williamson Law Book Co., Rochester, N. Y. 14609

By Pauline D. Towns
Town Clerk

General Receipt		9101
TOWN OF NEW WINDSOR 555 Union Avenue New Windsor, N. Y. 12550		
Received of	<u>James Rinaldi</u>	<u>July 9</u> 19 <u>87</u>
For	<u>Four Hundred Seventy and 00/100</u>	\$ <u>470.00</u>
	<u>P/B. Eng. Fee 20.00 - Pub. Bld. Fee 450.00</u>	DOLLARS
DISTRIBUTION		
FUND	CODE	AMOUNT
<u>Clock # 1964</u>		<u>25.00</u>
<u># 159</u>		
By <u>Pauline D. Towns</u>		<u>8734</u>
<u>Town Clerk</u>		EC
		Title

MONEY MARKET FUND		1	158
JAMES V RINALDI AND KAREN A RINALDI AS JT TEN ETC BOX 638, 12 SCOTCHTOWN AVE GOSHEN, NY 10924-0638			
PAY TO THE ORDER OF	<u>Town of New Windsor</u>	<u>July 8</u> 19 <u>87</u>	25-80 440
	<u>Five Hundred & 72/100</u>	\$ <u>500.72</u>	DOLLARS
NOT VALID FOR LESS THAN \$100.00			
BANK ONE		<u>1200</u>	
BANK ONE, COLUMBUS, NA		<u>Jan 9 87</u>	
Recreation Fee			
0158 0044000804:080-137825000			

NATIONWIDE MONEY MARKET FUND		1	159
JAMES V RINALDI AND KAREN A RINALDI AS JT TEN ETC BOX 638, 12 SCOTCHTOWN AVE GOSHEN, NY 10924-0638			
PAY TO THE ORDER OF	<u>Town of New Windsor</u>	<u>July 8</u> 19 <u>87</u>	25-80 440
	<u>Four Hundred & Seventy & 72/100</u>	\$ <u>470.72</u>	DOLLARS
NOT VALID FOR LESS THAN \$500.00			
BANK ONE		<u>1200</u>	
BANK ONE, COLUMBUS, NA		<u>Jan 9 87</u>	
Recreation Fee			
0159 0044000804:080-137825000			

TOWN OF NEW WINDSOR
PLANNING BOARD FEES
JANUARY 1, 1987

Checks payable to:
TOWN OF NEW WINDSOR

Date to:
TOWN CLERK

\$ 25.00 APPLICATION FEE \$25.00 4/30/87

SITE PLAN

\$100.00 (*) SITE PLAN FEE _____
OR AMENDED SITE PLAN _____

Varies ENGINEERING FEE _____

* All uses (except multi-family dwellings, including apartment houses and condominiums). Apartment houses and condominiums: \$100.00 plus \$10.00 for each unit.

SUBDIVISION

\$100.00 PRE-PRELIMINARY 100.00 7/8/87

\$100.00 PRELIMINARY 100.00 7/8/87

\$100.00 FINAL PLAT (MINOR SUB.) 100.00 7/8/87

\$100.00 + \$5.00 per unit (FINAL PLAT MAJOR SUBDIVISION). _____

\$150.00 FINAL PLAT SEC. FEE 150.00 7/8/87

Varies ENGINEERING FEE 20.00 7/8/87

Separate check, payable to:
TOWN OF NEW WINDSOR 470.00 Date to:
COMPTROLLER

\$250.00 per unit (**) RECREATION FEE 500.00 7/8/87

** The unit or lot which contains the premises in which the applicant resides shall be excluded from paying the recreation fee.

LOT LINE CHANGE

ENGINEERING FEE _____

SPECIAL PERMIT

PUBLIC HEARING FEE _____

NUMBER	NAME	DATE APPROVED	FILED WITH	T.C.
86-25	LANDS OF LU JAN HOMES minor sub major "	1-14-87	2-17-87	
86-57	LUGER REALTY SUB.	1-14-87	2-17-87	
85-78	BELLE PLACE SUBDIVISION	1-28-87	2-18-87	
86-51	ARTHUR & LINDA NADAS SUBDIVISION	1-14-87	2-25-87	
86-54	DIAMOND CANDLE - MINOR SUB.	1-14-87	2-25-87	
86-75	LOUISE WAGNER SUB.	2-11-87	2-27-87	
* 86-72	BUHL/RINALDI SUB.	2-11-87	2-27-87	
86-60	MASSEY, JAMES & RUTH SUB.	1-14-87	3-3-87	
86-63	WINDSOR ENTERPRISES, INC. Site	12-12-86	3-4-87	
86-52	BRUNO BROS. AUTO TECH. Site	1-14-87	3-19-87	
87-23	NEW WINDSOR MALL- AMENDED SITE (Original Action Audio 84-3)	3-11-87	3-19-87	
86-80	CHESTNUT AVE. Minor Sub.	3-11-87	3-26-87	
86-61	JOHN CRESCENZO SUB.	3-11-87	4-2-87	
86-71	MINUTA, ROBERTO & TONI MARIE	3-11-87	4-2-87	
86-86	MIDWAY DELI _ SITE PLAN	3-25-87	4-3-87	
96-68	MORASSE _ LOT LINE CHANGE	3-25-87	4-3-87	
87-20	OCCUPATIONS, INC. - SITE PLAN	3-25-87	4-3-87	
87-25	BIVONA, PANELLA & BILELLO (LOT LINE CHANGE)	3-25-87	4-3-87	
86-59	BLOOMING GROVE OPERATING SUB. (PHASE 1)	3-25-87	4-3-87	
86-66	HERBERT REDL "MINI WAREHOUSE" SITE PLAN	3-11-87	4-13-87	
87-5	PLEASANT ACRES NURSERY	4-24-87	4-29 87	
87-6	Andreas Perez - Sub	4-8-87	4-30 87	
85-57	MINUTA SITE PLAN	4-22-87	5-13-87 5-13-87	
85-43A	WINDSHIRE SITE PLAN	5-13-87	5-14-87	
86-31	McGoey and Hauser	5-13-87	5-14-87	
87-19	Continental Manor	4-8-87	5-22-87	

86-78 CBC MANAGEMENT SUB

PRELIMINARY -

FINAL 3 LOT -

APPROVED 6-10/87

TOWN CLERK 6-22-87

86-73

STARR HOMES -

APPROVED -

TC.

87-34

JAMES V RINALDI -

APPROVED

6-24-87 -
TOWN CLERK
7/13/87

- ~~EXXON~~ -

FAMILY LAWNOMAT -

ANDERSON SUBDIVISION -

87-3 }
88-70 }

EXXON

APPROVED -
6/24/87

TC.
7/15/87

86-65

NEW WINDSON
BUSINESS PARK

6/8/87

TC
7/15/87

MANNONI + CAIZZO -

BUILDING INSPECTOR, P.B. ENGINEER,
WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
ELIAS D. GREVAS for the building or subdivision of
JAMES V. RINALDI has been
reviewed by me and is approved _____,
disapproved _____.

If disapproved, please list reason.

Sewers provided for 59-4-2

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lyman D. Masten Jr.
SANITARY SUPERINTENDENT

May 6, 1987
DATE

BUILDING INSPECTOR, P.B. ENGINEER,
WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by

Elias J. Grevas LS for the building or subdivision of

James V. Rinaldi has been

reviewed by me and is approved ☒ _____,

~~disapproved~~ _____.

If ~~disapproved~~, please list reason.

This area is not in water district

HIGHWAY SUPERINTENDENT

Steve P. D. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

BUILDING INSPECTOR, P.B. ENGINEER,
WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision Rinaldi as submitted by
Grevas for the building or subdivision of
_____ has been
reviewed by me and is approved yes
disapproved _____.

If disapproved, please list reason.

Fred Lupp, Jr. 
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

6/2/87
DATE

Mr. Soukup: You wouldn't be discussing it tonight later in the agenda?

Mr. Scheible: No more this evening.

JAMES V. RINALDI SUBDIVISION * 6/24

Mr. Lou Grevas came before the Board representing this proposal.

Mr. Grevas: This property contains 2 single family residences at one time it was in 3 parcels. And for some reason it got combined into one parcel of land there was a building permit issued for the building on lot 1 at one time some years ago and that is why I submitted copies of the original boundary location survey. You will see the original parcel lines are shown here on the map. To make a long story short in order to subdivide the property and give sufficient side yard to building on lot 2 one of the lots was a little smaller and the zone required we took it to the Zoning Board of Appeals Monday night and received approval for the map as you see it we are requesting final approval at that point.

Mr. Van Leeuwen: We looked at this before I make a motion we approve it.

Mr. Rones: They voted but they didn't have... their practice is at the meeting after that the subsequent meeting they actually adopt the resolution approving the variance, it was voted and approved last night but they didn't adopt the final decision.

Mr. Mc Carville: I will second the motion.

Mr. Rones: The only comment I have to offer is that this was at one time a three lot subdivision at the Zoning Board of Appeals meeting there was some concern expressed by one of the neighbors that lot two might further be subdivided.

Mr. Grevas: Cannot be if you look at the zone requirements and the size of the parcel there isn't enough room, not without another variance.

Mr. Van Leeuwen: I'd like to add to my motion with no further subdivision of any lots. Therefore, "That the Planning Board of the Town of New Windsor give final approval to the minor subdivision of James V. Rianldi." Seconded by Mr. Mc Carville.

ROLL CALL:	MR. JONES	AYE
	MR. REYNS	AYE
	MR. VAN LEEUWEN	AYE
	MR. MC CARVILLE	AYE
	MR. LANDER	AYE
	MR. SCHEIBLE	AYE

Mr. Grevas: That you.

EXXON SITE PLAN (87-31)

James Loeb, Esq., came before the Board representing this proposal.



**McGOEY and HAUSER
CONSULTING ENGINEERS P.C.**

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. MCGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
Associate

Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

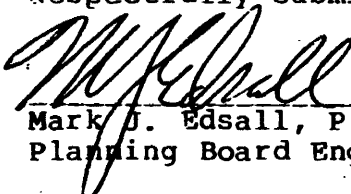
PROJECT NAME: James V. Rinaldi Subdivision
PROJECT LOCATION: Valley View Drive and Lake View Road
NW #: 87-34
13 May 1987

1). The Applicant has submitted a plan proposing the subdivision of a .88 +/- acre parcel located on the corner of Lake View Road and Valley View Drive. It is my understanding that there are two (2) individual residences on the single lot at this time. The Applicant proposes to subdivide the property to provide individual lots for each residence.

2). The condition of two (2) dwellings on the single lot is a non-conformance for the R-4 zone. The proposed subdivision would correct this non-conformance; however, the resultant Lot No. 1 would have less than the required lot area.

3). It is my opinion that the proposed subdivision improves the existing conditions and would decrease the level of non-conformance.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer
MJEnje

Mr. Scheible: Correct. Mike, do you want to come here and make sure everything is in order for your department?

Mr. Babcock: Yes.

Mr. Scheible: Everything is there that is necessary.

Mr. Babcock: This is the building permit to install the washers and dryers which he hasn't received yet until he gets the permit.

Mr. Roness: You will get things coordinated as far as the first inspection.

Mr. Babcock: Yes.

Mr. Scheible: If you will come and see Mike Babcock he will help coordinate everything.

Mr. Roness: Thank you.

JAMES V. RINALDI SUBDIVISION

Mr. Lou Grevas came before the Board with the maps of his proposal.

Mr. Grevas: I have also brought for your information the original boundary survey we had for the site. This site was originally three parcels of land and you will notice that the original parcel division lines contained two building lots on the site, unfortunately at some point in time the property was combined into 1 parcel. It is my understanding that there was even a building permit issued at one time for the lot at the northerly end of the property which is still under construction until very very recently. What we are trying to do here is to put a division line between the building and in doing so we can't meet the zoning requirements simply because of where the buildings are and what the size of the parcel is so we need to get booted over to the Zoning Board of Appeals.

Mr. Van Leeuwen: Is there an existing lot today?

Mr. Grevas: No sir, well again this is the subdivision plan I brought in along to show you what the existing conditions were this was a three parcel deed.

Mr. Mc Carville: You want to make it two.

Mr. Grevas: We have to make it two because we don't have enough land for the three.

Mr. Schiefer: "That the Planning Board of the Town of New Windsor approve the two lot subdivision of James E. Rinaldi." Seconded by Mr. Van Leeuwen and approved by the Board.

Mr. Roness: Either in the motion or as a side note to it if the Board could indicate its favor, disfavor or comments on the plan one way or another then the ZBA will have some input. There was another one of these that came up and there was forwarded a letter and there was a footnote that the Board would view it favorably if the Zoning Board granted the variance and they appreciated that

because it gave them some clue.

Mr. Schiefer: My feeling on it is something has got to be done if the Zoning Board will give them the variance I have no objection to it.

Mr. Van Leeuwen: I have no objection to the variance.

Mr. Reyns: No objection.

Mr. Scheible: We will pass a note on to the Zoning Board of Appeals with that suggestion.

Roll Call:	MR. REYNS	NO
	MR. JONES	NO
	MR. VAN LEEUWEN	NO
	MR. MC CARVILLE	NO
	MR. LANDER	NO
	MR. SCHEIBLE	NO
	MR. SCHIEFER	NO

MID-VALLEY PETROLEUM SITE PLAN (86-87)

Mr. Ferrara came before the Board representing this proposal.

Mr. Ferrara: I was here at the 22 of April meeting and it was at a time when the moratorium had been lifted and they had published local law number 3 at this time it was the suggestion of the Planning Board that I review the new document and make sure that the application for the site plan for the LPG tank was in conformance with local law 3 and check with the Planning Board engineer Mr. Edsall and discuss some of the suggestions and recommendations that were included in his report. Since then I have made a careful review of both local law and the recommendations of the Planning Board's engineer and these amendments have been engineered in the drawings that have just be resubmitted.

Mr. Scheible: I think we have a bottleneck here I'd like to read the comments from the Bureau of Fire Prevention stating the 30,000 gallon propane tank does not belong in this are. Their comment is that the site plan or map was disapproved by the Bureau of Fire Prevention. They are disapproving your application and we can't go beyond their disapproval.

Mr. Van Leeuwen: I suggest you get together with them and see what can be straightened out.

Mr. Ferrara: That is the local fire prevention bureau belonging to the Town?

Mr. Reyns: That is outside.

Mr. Ferrara: Who is the fire prevention bureau chief who do I get together with?

Mr. Babcock: You have to see Bobby Rogers the Fire Inspector and he will set it up with them. I give them to Bobby Rogers he forwards them to the Bureau and the Bureau works out of his office and brings them back to Bobby and he brings them back to me. That was reviewed last night. Their meeting was last night

HARDENBURGH ABSTRACT COMPANY, ORANGE COUNTY, INC.

12 Scotchtown Avenue
P.O. Box 638
Goshen, New York 10924

87-34

JAMES V. RINALDI

MEMBER NEW YORK STATE
LAND TITLE ASSOCIATION

(914) 294-6909
(914) 294-5085
(914) 343-6678

Record Room (914) 294-8288

May 5, 1987

Town of New Windsor
Planning Board
555 Union Avenue
New Windsor, New York 12550

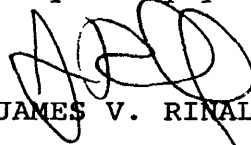
Re: James Rinaldi
Minor Subdivision
Valley Drive

Att: Pat

Dear Pat:

Please be advised that this letter is to confirm that Edwin L. Shepard and Ann Saweikis-Shepard have the authority to live at 141 Valley Drive, New Windsor. They are purchasers under contract for the premises.

Very truly yours,



JAMES V. RINALDI

JVR/bw

cc: Ann Saweikis-Shepard

TOWN OF NEW WINDSOR
PLANNING BOARD
RECEIVED 5/6/87
DATE

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date 6/24/87
Fees Paid _____

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE
OR SUBDIVISION PLAN APPROVAL

1. Name of Project James V. Rinaldi-Minor Subdivision
2. Name of Applicant James V. Rinaldi Phone (914) 294-6909
Address 12 Scotchtown Avenue Goshen, NY 10924
(Street No. & Name) (Post Office) (State) (Zip)
PO Box 638
3. Owner of Record Same Phone Same
Address Same
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Elias D. Grevas, LS Phone (914) 562-8667
Address 33 Quassaick Avenue New Windsor, NY 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney N/A Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the West side of Valley View Drive
(Street)
feet at its intersection with the South side
(Direction)
of Lakeview Road
(Street)
7. Acreage of Parcel 0.88 8. Zoning District R-4
9. Tax Map Designation: Section 59 Block 4 Lot 2
10. This application is for A two (2) lot Minor Subdivision
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? No

If so, list Case No. and Name _____

12. List all contiguous holdings in the same ownership
Section None Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

_____ being duly sworn, deposes and says
that he resides at _____
in the County of _____ and State of _____
and that he is (the owner in fee) of _____
(Official Title)
of the Corporation which is the Owner in fee of the premises
described in the foregoing application and that he has authorized
_____ to make the foregoing
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this


(Owner's Signature)

28 day of April 198 7

(Applicant's Signature)


Notary Public

(Title)

RUTH J. EATON
Notary Public, State of New York
Qualified in Orange County Oct 21, 1988
Commission Expires March 30, 19
Reg. No. 4573512

REV. 3-87

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

JAMES V. RINALDI deposes and says that he
resides at 12 SCOTCHTOWN AVE, GOSHEN 10924
(Owner's Address)

in the County of ORANGE
and State of NEW YORK

and that he is the owner in fee of lands in the Town of New
Windsor; Tax Map Ref: Sect. 59, Block 4, Lot. 2

which is the premises described in the foregoing application and
that he has authorized ELIAS D. GREVAS, L.S.

to make the foregoing application as described therein.

Date: 28 APRIL 1987


(Owner's Signature)

(Witness' Signature)

SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title: James V. Rinaldi-Minor Subdivision

Location: S W Corner of Valley View Dr. & Lakeview Road

ID Number: _____

INSTRUCTIONS:

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

ENVIRONMENTAL ASSESSMENT

	YES	NO
1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will there be a major change to any unique or unusual land form found on the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Will project alter or have a large effect on an existing body of water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will project have an adverse impact on groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Will project significantly effect drainage flow on adjacent sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Will project affect any threatened or endangered plant or animal species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Will project result in a major adverse effect on air quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will project have a major adverse effect on existing or future recreational opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will project result in major traffic problems or cause a major effect to existing transportation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is project non-farm related and located within a certified agricultural district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Will project have any adverse impact on public health or safety?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is there public controversy concerning any potential impact of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

FOR AGENCY USE ONLY

Preparer's Signature: _____

Date: 4/28/87

Preparer's Title: Land Surveyor

Agency: _____

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ✓ Environmental Assessment Statement
- *2. ✓ Proxy Statement
3. ✓ Application Fees
4. ✓ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ✓ Name and address of Applicant.
- *2. ✓ Name and address of Owner.
3. ✓ Subdivision name and location.
4. ✓ Tax Map Data (Section-Block-Lot).
5. ✓ Location Map at a scale of 1" = 2,000 ft.
6. ✓ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. N/A Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ✓ Date of plat preparation and/or date of any plat revisions.
9. ✓ Scale the plat is drawn to and North Arrow.
10. ✓ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ✓ Surveyor's certification.
12. ✓ Surveyor's seal and signature.

* If applicable.

13. ✓ Name of adjoining owners.
- *14. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. N/A Flood land boundaries.
16. N/A A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ✓ Final metes and bounds.
18. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. N/A Include existing or proposed easements.
20. ✓ Right-of-Way widths.
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ✓ Lot area (in square feet for each lot less than 2 acres).
23. ✓ Number the lots including residual lot.
24. N/A Show any existing waterways.
- *25. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ✓ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. N/A Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including locations, size and depths).
28. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

* If applicable.

29. N/A Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. N/A Provide "septic" system design notes as required by the Town of New Windsor.
31. N/A Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. N/A Indicate percentage and direction of grade.
33. N/A Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ✓ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. N/A Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: 
Licensed Professional

Date: 4/28/87



ELIAS D. GREVAS, L.S.

LAND SURVEYOR
33 QUASSAICK AVENUE
NEW WINDSOR, NEW YORK 12550
(914) 562-8667

LAND SURVEYS
SUBDIVISIONS
SITE PLANNING
LOCATION SURVEYS

28 April 1987

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, N.Y. 12550

Att: Mr. Henry Scheible, Chairman

SUBJECT: JAMES V. RINALDI, MINOR SUBDIVISION

Dear Mr. Scheible:

Enclosed are the Application Package, twelve (12) copies of the Minor Subdivision Plan and the Application Fee in the amount of \$25.00 in the Subject matter.

Please note that Lot 1 is less than the required lot area, and therefore requires a Variance. Since the plan must be rejected by the Planning Board prior to submittal to the Zoning Board of Appeals, we request that this item be placed on your agenda at the earliest opportunity.

We are taking the liberty of forwarding one (1) copy of the plan to Mark Edsall for his review and comments.

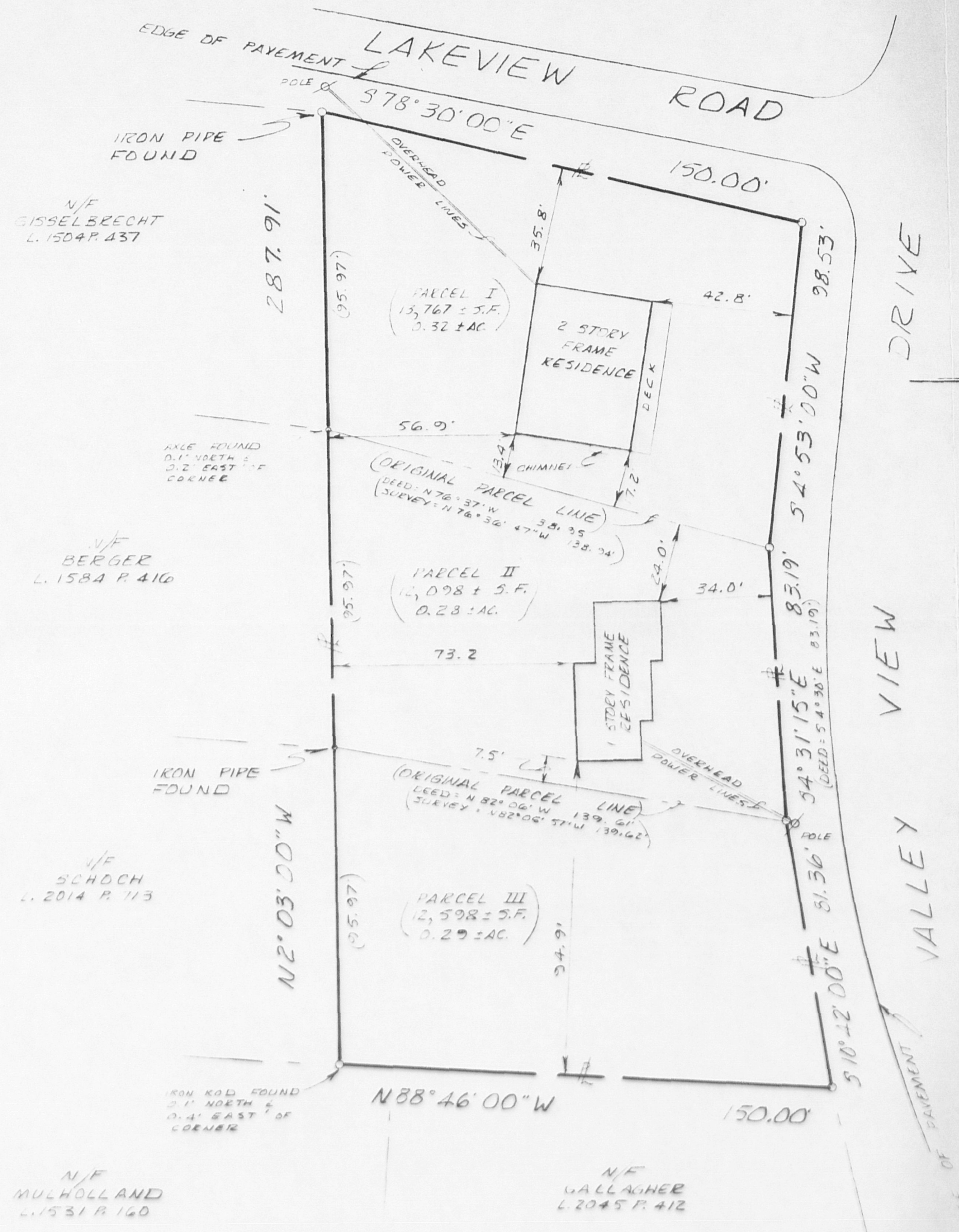
If you should have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours

Elias D. Grevas, L.S.

encl/as

cc: Mr. James V. Rinaldi
Mr. Mark Edsall



GENERAL NOTES

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209 (2) of the New York State Education Law.
2. Only copies from the original of this survey, marked with an original of land surveyor's inked seal, shall be considered to be valid true copies.
3. Certification shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon and is not transferable to additional institutions or subsequent owners.

SPECIAL NOTES

1. Surveyed in accordance with deeds of record and physical monumentation found at time of the survey.
2. No certification is made for items not visible at ground surface at time of the survey.
3. Offsets shown are at right angles to the property lines, unless otherwise noted.
4. This survey was prepared prior to the receipt of a Title Report or Abstract of Title and is therefore subject to easements and other grants not visible, if any.

CERTIFICATION

I hereby certify to James V. Rinaldi, that this plan resulted from an actual field survey of the indicated premises completed on 8 September 1986 performed in accordance with the Code of Practice adopted by the N.Y.S. Association of Professional Land Surveyors Inc., and is, to the best of my knowledge and belief, correct.



		ELIAS D. GREVAS, L.S.		SURVEY FOR:	
		LAND SURVEYOR 23 QUASSACK AVENUE NEW WINDSOR, NEW YORK 12550		JAMES V. RINALDI	
REVISIONS: DATE DESCRIPTION		TOWN OF NEW WINDSOR · ORANGE COUNTY · NEW YORK			
		Drawn: <i>WGH</i>			
		Checked:			
		Scale: 1" = 30'			
		Date: 25 NOV. 1986			
		Job No. 86-191			
		BOUNDARY / LOCATION SURVEY			

DEED L. 1907 P. 413

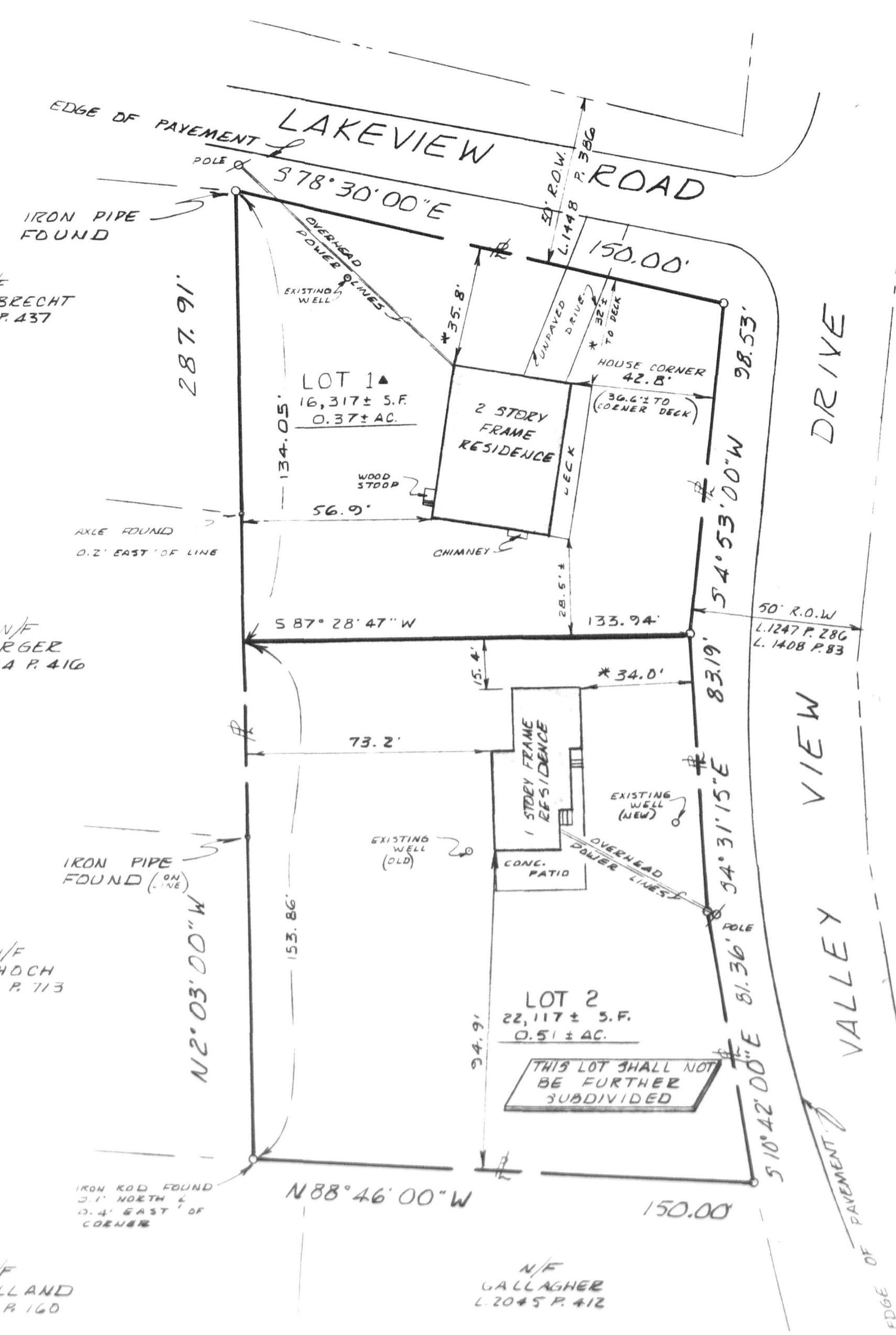
N/F
GISSELBRECHT
L. 1504 P. 437

N/F
BERGER
L. 1584 P. 416

N/F
SCHUCH
L. 2014 P. 713

N/F
MULHOLLAND
L. 1531 P. 160

N/F
GALLAGHER
L. 2045 P. 412



NOTES

1. Being a proposed development of lands shown on the Town of New Windsor Tax Maps as Section 59, Block 4, Lot 2.
2. APPLICANT/OWNER: James V. Rinaldi, 12 Scotchtown Avenue, Goshen, N.Y. 10924
3. TOTAL PARCEL AREA: 38,434± S.F., 0.88± Acres
4. PROPERTY ZONE: R-4
5. NUMBER OF LOTS: 2
6. WATER SUPPLY: Existing Individual Wells
7. SANITARY SEWAGE DISPOSAL: Town of New Windsor
8. Unauthorized addition or alteration to this plan is a violation of Section 7209 (2) of the N.Y.S. Education Law.

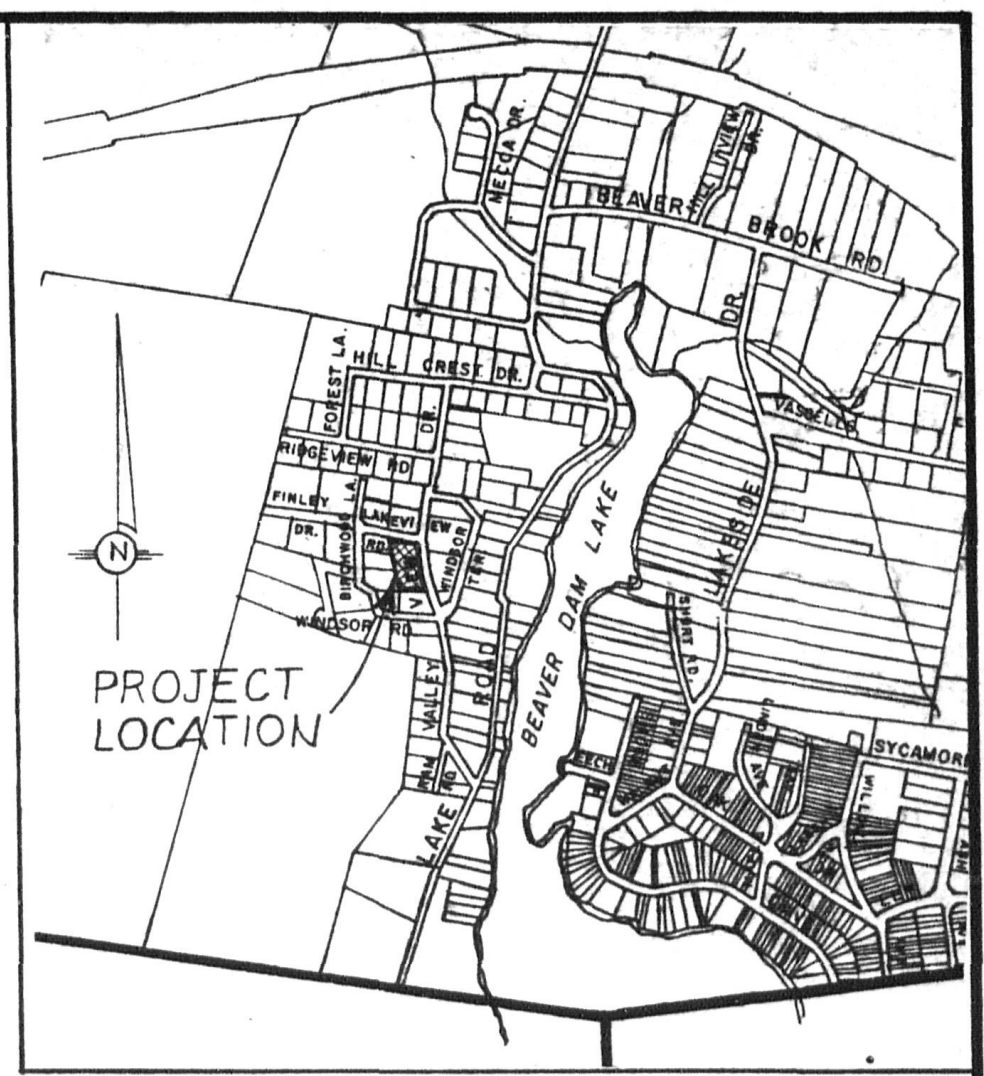
OWNERS' CONSENT

I have reviewed this plan and find it acceptable.

OWNER

CERTIFICATION

I hereby certify to James V. Rinaldi, that this plan resulted from an actual field survey of the indicated premises completed on 8 September, 1986 performed in accordance with the Code of Practice adopted by the N.Y.S. Association of Professional Land Surveyors Inc., and is, to the best of my knowledge and belief, correct.



AREA LOCATION MAP

SCALE: 1" = 1,000' ±

PLANNING BOARD APPROVAL

FINAL SITE PLAN APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON 4/19/1987
BY Lawrence Jones
SECRETARY



R-4 ZONE REQUIREMENTS

LOT AREA	LOT WIDTH	FRONT YARD	REAR YARD	SIDE YARD(S)	ST. FRONTAGE	BLD. HEIGHT	FLOOR AREA	DEV. COVERAGE
▲ MIN.	MIN.	* MIN.	MIN.	MIN.	MIN.	MAX.	MIN.	MAX.
21,780± S.F.	100'	35'	40'	15/30'	60'	35'	1,000'	20%

* VARIANCE REQUIRED FOR LOT 1
* LESS THAN MINIMUM SETBACKS ON LOTS 1 & 2 ARE AN EXISTING CONDITION AND NOT A RESULT OF THIS SUBDIVISION

ELIAD S. GREVAS, L.S. LAND SURVEYOR 33 QUASSAUX AVENUE NEW WINDSOR, NEW YORK 12550		PLAN FOR: JAMES V. RINALDI	
REVISIONS: DATE DESCRIPTION 6/25/87 ADDED NOTE TO LOT AND 2		TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK	
Drawn: WJH		Checked:	
Scale: 1" = 30'		Date: 22 April, 1987	
Job No: 86-191		FINAL PLAN MINOR SUBDIVISION	